

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
FINAL**

**Thursday July 11, 2013**

**Location: Arizona State Land Department  
1616 W. Adams, Room 321  
Phoenix, AZ 85007  
Time: 9:00 a.m.**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the general public that the Board will hold a meeting open to the public on July 11, 2013, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 24 hours prior to the meeting. The Board may discuss, deliberate or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Brachel Deck, ADA Coordinator at (602) 542-2636 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

**MINUTES**

**I.** Approval of June 13, 2013 Minutes

**II. REPORT BY LAND DEPARTMENT STAFF**

- A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list)
- B. Future Board Agenda Items

**III. REAL ESTATE DIVISION**

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term-for periods 10 years or less on Consent Agenda (See attached)\*
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached)\*
- C. Land Sales (See attached)\*

\* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board's office after June 25, 2013, or at least 24 hours prior to the scheduled meeting.

**IV. BOARD APPEALS**

None

**V. OTHER BUSINESS**

**A. Arrangements for Future Meetings:**

<u>Date</u>	<u>Location</u>
August 8, 2013	Pending
September 12, 2013	Yuma County

The October meeting date needs to be set. The second Thursday in October is the 10<sup>th</sup>.

**B. Schedule of Pending Appeals:**

A.B. 1227	Shaen Magan
	Right of Way Application No. 18-115298
	Appeal of Appraisal


*Hearing scheduled for September 12, 2013, in Yuma County.*

**VI. EXECUTIVE SESSION**

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3).

**VII. BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS

  
Michael P. Nesselrode, Clerk to the Board  
1616 West Adams Street, Room 153  
Phoenix, AZ 85007  
Telephone: 602-542-2505 - FAX: 602-542-2508

**BOARD  
REAL ESTATE DIVISION AGENDA  
Thursday, July 11, 2013**

**A. CONSENT AGENDA**

**RIGHTS OF WAY**

	Application #	Applicant and County	Purpose
1.	14-115921 AS	Langley Dateland Ranches, LLC (Yuma County)	Non-exclusive access road
2.	14-116503 CV	Little Start Communications, Inc. (Navajo County)	Single underground conduit with one 48-fiber communication line
3.	14-116683 SR	Southwest Gas Corporation (Pima County)	Underground 4" & 6" natural gas distribution line
4.	16-101136 GN	City of Phoenix (Maricopa County)	Service road

**COMMERCIAL LEASES – Short Term (for periods 10 years or less)**

*New*

	Application #	Applicant and County	Purpose
	NONE		

*Renewals*

	Application #	Applicant and County	Purpose
5.	03-23754 RM	Tucson Electric Power Company (Pima County)	Wireless communication facility
6.	03-23755 RM	Tucson Electric Power Company (Cochise County)	Wireless communication facility
7.	89-98948 AO	Arizona Dept of Emergency & Military Affairs (Pinal County)	Military weapons impact area and buffer zone

*Amendments*

	Application #	Applicant and County	Purpose
	NONE		

**B. COMMERCIAL LEASES – Long Term (for periods longer than 10 years)**

*Urban Planning Projects*

	Application #	Applicant and County	Purpose
	NONE		

*Other*

	Application #	Applicant and County	Purpose
	NONE		

**C. LAND SALES**

*Urban Planning Projects*

	Application #	Applicant and County	
	NONE		

*Other*

	Application #	Applicant and County	
8.	53-116692	Del Pueblo Communities, LLC (Maricopa County)	

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR  
JUNE 2013

04-MINERAL  
21-WATER  
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-116498 CITY OF PHOENIX	06/25  10:00 A.M.	T5N, R2E, SECS. 14 & 2  MARICOPA  13.73	\$1,124,796.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR  
JULY 2013

04-MINERAL  
21-WATER  
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-113560-00- 001 CITY OF PHOENIX	07/02  10:00 A.M	T4N, R4E, SECS. 16 & 21  MARICOPA  9.33	\$2,400.00	PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-110880-00- 001 MARICOPA COUNTY	07/02  10:30 A.M	T6N, R3E, SECS. 15 & 16  MARICOPA  1.06	\$15,741.00	PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-52829 CITY OF SCOTTSDALE	07/03  10:00 A.M.	T5N, R4E, SEC. 36  MARICOPA  1.01	\$2,400.00	PERMANENT COMMON SCHOOLS
16-113807 PR4E, LLC	07/30  10:00 A.M.	T4N, R4E, SECS. 27 & 34  MARICOPA  0.79	\$59,771.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR  
 AUGUST 2013

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-113787 HINKSON RANCH INVESTORS, LLC	8/20 11:00AM	T17N, R30E, SECS. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 30  T17N, R31E, SECS.4, 6 & 8  APACHE  8.48	\$10,800.00	NORMAL SCHOOL PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS) COUNTY BOND

04-113880	05/01	T12N, R1E, SEC. 16 YAVAPAI 10.89	\$3,750.00 & \$1,875.00	PERMANENT COMMON SCHOOLS	\$3,750.00	G & S GRAVEL INC.  & 1	
21-116301	05/01	T15N, R9W, SEC. 11 YAVAPAI 10.00	\$80.00 PER ACRE-FOOT & \$6,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)		<b>AUCTION POSTPONED TO 05/15/13</b>	
21-116302	05/01	T15N, R9W, SEC. 24 YAVAPAI 10.00	\$80.00 PER ACRE-FOOT & \$6,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)		<b>AUCTION POSTPONED TO 05/15/13</b>	
53-116506	05/08	T4N, R4E, SEC. 29 MARICOPA 2.34	\$375,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$600,000.00	TATUM U, LLC  & 18	10% DOWN, BALANCE DUE IN 30 DAYS
21-116301	05/15	T15N, R9W, SEC. 11 YAVAPAI 10.00	\$80.00 PER ACRE-FOOT & \$6,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$6,400.00	FREEPORT- MCMORAN BAGDAD, INC.  & 1	
21-116302	05/15	T15N, R9W, SEC. 24 YAVAPAI 10.00	\$80.00 PER ACRE-FOOT & \$6,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$6,400.00	FREEPORT- MCMORAN BAGDAD, INC.  & 1	
16-116277	05/28  10:00 A.M.	T3S, R10E, SECS. 1, 2, 3, 8, 9, 10, 11 & 12 PINAL 49.49	\$260,591.00	LEGISLATIVE, EXECUTIVE, JUDICIAL BUILDINGS  PENITENTIARY LAND FUND  PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$260,591.00	COWLEY MANAGEMENT, LLC  & 1	